



## 2 Valley View, 3 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £245,000

Welcome to Valley View, Ronald Road, a stunning new build development located in the heart of Waterloo, Liverpool. This luxurious ground floor property boasts a spacious reception room, two bedrooms, and two modern bathrooms, offering comfort and style in every corner.

With a generous 835 sq ft of living space, this apartment provides ample room for relaxation and entertainment. The integrated appliances add a touch of convenience to the sleek and contemporary design of the kitchen, making it a joy to cook and dine in.

One of the highlights of this property is the terraced area, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family. Additionally, the communal garden offers a tranquil retreat from the hustle and bustle of life.

Parking will never be an issue with off-road parking available for one vehicle, ensuring both convenience and peace of mind. The property's new age guarantees modern amenities and a fresh, clean environment for you to make your own.

Don't miss the opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience the comfort and luxury that 2 Valley View, Ronald Road has to offer.



# Ground Floor

## Hall

## Lounge/Dining/Kitchen

26'7" x 19'10" (8.12 x 6.05)

## Bedroom 1

13'4" x 10'7" (4.07 x 3.24)

## En-Suite

## Bedroom 2

10'9" x 11'2" (3.3 x 3.41)

## Bathroom

2.16 x 1.87 (0.61m.4.88m x 0.30m.26.52m)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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